	The undersigned, legel owner(s) of the pr	operty situate in Baltimore County	and which is
	described in the description and plat attached h Variance from Section 103.3, 1A04.3.B.5 (1		-
	of 38 ft. in lieu of the required 50 ft		,
	of the Zoning Regulations of Bs imore County, t	to the Zoning Law of Baltimore Co	unty; for the
ars ar xistin arage onstru	following reasons: (indicate har ship or practice presently visible to the street and a sign carport was constructed with house ap in another location is not practical what it is a garage in another location was conditions, location of trees, and for the street in the	pre not secure. Approximat 4 years ago and considen enclosure of carport will state in the setbacks is not practically	serve the purpose. ctical due to
	Decreeds to be becaused and about the		
	I, or we, agree to pay expenses of above Va		
	petition, and further agree to and are to be bound Baltim are County adopted pursuant to the Zonin	nd by the zoning regulations and a	restrictions of
		I/We do solemnly decla under the penalties of perju	re and affirm,
		are the legal owner(s) of which is the subject of this I	the manager
•	Contract Purchaser: Owner	Legal Owner(s):	20
	(Type or Print Name)	(Type or Print Name)	DEL 3 FEL
	Eric Correc	MINORIA Lind	1. Car 3. 19/00
	Signature	Signature	200 BF
	Address Occurs S. H. V.S., M. 21117	(Type or Print Name)	1000 BF
	City and State	Signature	N-47,445
	Attorney for Petitioner:	·	W·30,245
	(Type or Print Name)		363-8033
)	(Type of Fint Name)	Address	Phone No.
2	Signature	City and State	
Z	Address	Name, address and phone number of le tract purchaser or representative to b	egal owner, con- be controlled
	City and State	Name	,
	Attorney's Telephone No.:	14dine	
7		Address	Phone No.
	ORDERED By The Zoning Commissioner of	e subject matter of this petition be	day
	required by the Zoning Law of Baltimore County out Baltimore County, that property be posted, a	y, in two newspapers of general circul nd that the public hearing be had befo	ation through- Le the Zoning
	Commissioner of Baltimore County in Room	Of County Office Building in Tows	on, Baltimore
ळ	County, on theday of		
		J. Povel for	ne
21ມິນ L	Engra of emains (-1/2/2) + min.	Zoning Commissioner of Balt	imore County.
MON.	ATHERT TO THE PROPERTY OF THE CO	ver)	•
- MED 13 K	: ucn EASE 9/10/87		
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		A STATE OF THE STA	and the second s
		January 19, 1988	
* 5			
	Mr. Eric Cohen		
	11006 Valley Heights Drive Owings Mills, Maryland 21117		· · · · · · · · · · · · · · · · · · ·
	RE: Peticion for Zoning Varianc	e	
	NW/S Valley Heights Drive, 3rd Election District: 3rd	380' S of c/l of Shaded Glen (Court
747	Case No. 88-258-A		

In the event the decision rendered is unfavorable to any party, please

Very truly yours,

ANN M. NASTAROWICZ

Deputy Zoning Commissioner of Ealtimore County

be advised that any party may file an appeal to the County Board of Appeals.

For further information on filing an appeal, please contact this office.

AMN:bjs Enclosures

cc: Peopla's Counsel

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE NW/S Valley Huights Dr., 380' DEPUTY ZONING COMMISSIONER S of c/l of Shaded Glen Court * (11006 Valley Heights Drive) OF BALTIMORE COUNTY 3rd Election District 3rd Councilmanic District Case No. 88-258-A Eric Cohen, et ux Petitioners FINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioner herein requests a zoning variance to permit a lot line setback of 38 feet in lieu of the required 50 feet for enclosure of an existing carport, as more particularly described on Petitioner's Exhibit 1. The Petitioner appeared and testified. There were no Protestants. Testimony indicated that the subject property is zoned R.C. 5 and is located on Valley Heights Drive in Owings Mills. The Petitioner testified that he proposes to enclose an existing carport attached to the dwelling in order to secure his automobiles and other property. He further testified that numerous attempts were made to relocate the proposed garage in an effort to meet the setback requirements but due to the grading of his property, location of trees and the floorplan of the existing dwelli g, the garage could not practically be re-Based upon the testimony and evidence presented at the hearing, it is the opinion of the Deputy Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in a practical difficulty and/or unreasonable hardship upon the Petitioners.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 212/4

November 19, 1987

J. Robert Haines

Mr. Eric Cohen 11006 Valley Heights Drive Owings Mills, Maryland 21117 Dennis F. Rasmussen

Petition for Zoning Variance NW/S Valley Heights Drive, 380' S c/l Shaded Glen Court (11006 Valley Heights Drive) 3rd Election District - 3rd Councilmanic District Eric Cohen - Petitioner Case number: 80-258-A

Dear Mr. Cohen:

Please be advised that 972.27 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

LTIMORE COUNTY, MARYLAND FICE OF FINANCE - REVENUE DIVISION SCELLANEOUS CASH RECE'PT	ery truly yours,		
TE 12 ACCOUNT ACCOUNT AMOUNT \$. ROBERT HAINES oning Commissioner of altimore County	
CEIVED /-FIC CON 2/5	•		

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons stated above, the requested variance should be granted.

THEREFORE, JT IS ORDERED by the Deputy Zoning Commissioner of Baltimore lieu of the required 50 feet for enclosure of an existing carport, in accordance with Petitioner's Exhibit I, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> ANN M. NASTAHOWICZ Deputy Zoning Commissioner of Baltimore County

Zoning Description

Beginning on the west side of Valley Heights Drive 50 feet wide, at the distance of 380 feet south of the centerline of Shaded Glen Court. Being Lot 15 Plat 2, In the subdivision of Valley Heights. Plat Book EHK, Jr. No. 40, Folio 35. Also known as 11006 Valley Heights Drive in the 3rd Election District. Companies 1.1 Ac.

	8	
	CERTIFICATE OF POS ZONING DEPARTMENT OF SALTIM Towns, Maryland	TING 58-253-A
District 3 7.4	•	Date of Posting LICLUS CU 22.19
Posted for	c. Colient	

Location of property: 211/5 Palling Highte Liese, 390 5 ch Shaded The Court 11006 Palling Heighte Liesed
Location of Signa: Die fieret of 11006 Palling Heighte Avenue

more County, with lasts a point-hearing on the property identified horses in Resea Mb of the County, Ottoe Building, brusted at 111 W. [Chesapoulo Airense in Tomose, Marviard as follower Proteon for Zoneng Wateries NW/5 Valley Heights Drive, 300 S c/1 Shaded Glon Court (11036 Valley Heights Drive) Sed Election District, 3rd Coun-rises. Thistop. 32, 1988 at 2:00 p on.
Pretrains for Zooung Versiture to pres. — but they settleck of 36 feet in less of the required 50 feet. In the event that this Printers is In the event that this Pethian is granted, a building puremit may be seasoned within the thirty (30) day appeal period. The Zurung Commenture will have expended from a record and period during this period for mount for mount for my writing and received in this office by the date of the hearing and above as presented at the hearing and above as presented at the hearing. I ROBERT HAINES

NOTICE OF HEARING

The Journe Commentary of Bab-timore County, by such say of the Zonang Act and Regul says of Balti-

more Lousey, was turns a priving

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 24 1087 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 24 1087

THE JEFFERSONIAN,

NOTICE OF HEARING

Petition for Variance

NW/S Valley Pleights Drive, 380 S c/1 Shaded Glen Court (11006 Valley Heights Drive) 3rd Election District; 3rd Councilmanic District Erin Cohen - Petitioner Case Number 88 258-A. Tuesday, January 12, 1988 at 2:00 p.m. Petition for Zoning Variance to permit a lot line setback of 38 feet in few of the setback of 38 feet in few of the

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the CCC68304X WCCKS days previous

> Zoning Commissionel of Baltimore County in Baltimore County, Maryland Community Times, a weekly newspaper published

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND INC.

mexed Req. # \$08785 P.C. 191937 ister, Carroll County, Maryland. weekly newspaper published in Baltimore County, Maryland

The Zonard Commissioner of Battimore County Suthority of the Zonard Act, and Regulations of Battimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland as follows.

Phythos for Variance.

Dec. 24,19 87

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapcake Avenue in Towson, Maryland as follows: Petition for Zoning Variance NW/S Valley Heights Driv . 380' S c/l Shaded Glen Court (11006 Valley Heights Drive) 3rd Election District - 3rd Councilmanic District Eric Cohen - Petitioner Case number: 88-258-A DATE/TIME: Tuesday, January 12, 1988 at 2:00 p.m Petition for Zoning Variance to permit a lot line setback of 38 feet in lieu of the required 50 feet. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, nowever, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. BALTIMORE COUNTY, MARYLAND ning Commissioner of OFFICE OF FINANCE - REVENUE DIVISION altimore County MISCELLANEOUS CASH RECEIPT 01-615-000 Von # 105 B . BC13*****35f0:a 3112F VALIDATION OR SIGNATURE OF CASHIER BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Received by: James E. Dyer

Chairman, Zoning Plans Advisory Committee

__ day of Movember ____, 1987.

Petitioner Eric Cohen, et ux

Petitioner's

Baltimore County Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405 Towson, Maryland 21204 494-3554 Zoning Commissioner County Office Building Towson, Maryland 21204 Meeting of September 22, 1987 Dear Zoning Commissioner: The Bureau of Traific Engineering has no comments for items num-ber 96, 97, 98, 99, 100, 101, 102, 103, 104, and (105) Michael S. Flanigan Traffic Engineer Associate II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Halnes TO Zoning Commissioner November 24, 1987 Norman E. Gerber, AICP

FROM Director of Planning and Zoning SUBJECT Zoning Petition No. 88-258-A

A CONTRACT OF THE PARTY OF THE

There are no comprehensive planning factors requiring comment on this

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

ZONING OPPOS

Baltimore County Fire Department Towson, Maryland 21204-2586 45, 1500

Paul H. Reincke September 22, 1987 J. Robert Haines

Zoning Commissioner Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Eric Cohen, et ux

Location: NW/S Valley Heights Drive, 380' S c/1 Shaded Glen Court Item No.: 105

Zoning Agenua: Meeting of 9/22/87 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all amplicable parts of the Fire Prevention Code prior to occupancy or equinning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition

() 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments of this time

REVIEWER: C. # 1 - 11/1 4-12-12 Noted and Riagining Group Approved: Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 6, 1988

COUNTY OFFICE BING. 111 M. Chemapmake Ave. Towson, Maryland 21204

Dr. Eric Cohen 11006 Valley Heights Drive Owings Mills, Maryland 21117

Rd: Item No. 105 - Case No. 88-258-A Petitioner. Eric Cohen, et ux Petition for Zoning Variance

Dear Dr. Cohen:

Department of State Roads Commission Bureau of Fire Prevention health Department Project Planning Building Separtment Boatt of Flacation

Johang Administration

industri<u>ai</u> Development

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may

Pholosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If semilar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, JAMES E. DYER Chairman

as to the suitability of the requested zoning.

Fin losures

SED: KKS

vo: Otan Byden, Jr. & Associates P.O. BOX 358

have a bearing on this case. The Director of Flanning may file a written report with the Zoning Commissioner with recommendations

Zoning Flans Advisory Committee

Owings Mills, Maryland 21117

